



Indianapolis Project Profiled in New ICMA Report

Co-location is a revitalization strategy that links the redevelopment of brownfields with nearby or adjacent properties that—like brownfields—can be a challenge to redevelop. Whereas brownfields redevelopment can occur on a site-by-site basis, a co-location approach considers how other challenging-to-redevelop properties, such as Superfund sites or vacant properties, can be revitalized in tandem with brownfields efforts. Brownfields redevelopment involves a complex process of securing and coordinating resources, and, as such, the concept of linking brownfields to another type of revitalization effort might seem daunting. However, while a co-location approach to redevelopment is not without its challenges, it can be strategic and yield benefits not possible with a site-by-site approach. The report, *Co-location: Facilitating Revitalization Beyond Brownfields Borders*, released in October 2003 by the International City/County Management Association features examples of local governments that, in coordination with community and federal government partners, have undertaken co-location redevelopment. Fall Creek Place neighborhood revitalization project in Indianapolis is among those projects profiled in this report.

In an approximately 59-acre area of Indianapolis, Indiana, brownfields redevelopment was hindered by more than the usual concerns, such as those related to liability. For the most part, the area consisted of mostly vacant property; the structures that did exist were in decay, and the neighborhood was crime-ridden. The condition of the 26-block neighborhood that had come to be known as "Dodge City" made brownfields undesirable sites for redevelopment. Addressing brownfields in the neighborhood could not be successful without addressing the vacant properties and the social and aesthetic conditions.

A revitalization project brought new life to the neighborhood, which is now known as Fall Creek Place. Development of vacant properties created a need and opportunity to address co-located brownfields. A co-location approach was essential: without addressing the vacant properties, long-standing brownfields sites would not have gained new reuse potential and marketability, and with the brownfields in place, the Fall Creek Place development plan could not be fully implemented and could detract from the redevelopment's success.